

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: May 25-26, 2005

Reference No.: 2.4d.(1)  
Action Item

From: CINDY McKIM  
Chief Financial Officer

Prepared by: Bimla Rhinehart  
Division Chief  
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

## **RECOMMENDATION:**

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value (including Public Sale Estimate) ((PSE)) of \$2,049,801. The State will receive a return of \$3,188,401 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

<u>01-02-Sis-70-70.02</u>	Portola
Disposal Unit DD 002352-01-01	30 ft wide access opening
Convey to Blue Jay Plumas Properties, LLC	\$500 (Appraisal \$500)
Credit received represents appraised value of access right being exchanged pursuant to Proposal by Direct Sale dated April 11, 2005. United States Forest Service is relinquishing their existing 20-foot wide access opening to allow this new 30-foot access right to be conveyed to Blue Jay Plumas Properties LLC.	

<u>02-02-Tri-36-PM 17.1</u>	Forest Glen
Disposal Unit DD 008627-01-01	5.9 ac
Convey to James L. Randolph	\$207,000 (PSE \$109,000)
Selling price represents the highest bid received at the first public sale.	

<u>03-02-Sis-96-29.00</u>	Siskiyou County
Disposal Unit DD 012990-01-01	55.65 ac
Convey to United States of America in Trust for Karuk Tribe	\$7,300 (Appraisal \$7,300)

Credit received represents appraised value of property rights being exchanged pursuant to Appraisal dated May 3, 2004 and Memorandum of Agreement dated April 13, 2005.

04-03-Sac-99-12.7

Elk Grove

Disposal Unit DD 006273-01-01

4.01 ac

Convey to Jon Q. Reynolds, Trustee

\$2,550,000 (PSE \$1,514,000)

Selling price represents the highest bid received at the second public sale.

05-07-Ven-34-4.4

Oxnard

Disposal Unit DK000029-01-0

4,973 sf

Convey to City of Oxnard

\$4,600 (Appraisal -nominal)

Selling price represents the settlement amount reached in lieu of condemnation.

06-08-SBd-15-7.3

Rancho Cucamonga

Disposal Unit DD004521-01-01

156,667 sf

Convey to Bruno & Vincenza Mancinelli

\$300,000 (Appraisal \$300,000)

Sales price represents the appraised value received via a "Finding A" direct sale to adjoining owner. The subject property is landlocked, as is the buyer's adjoining property. The buyer purchased the adjoining 10-acre property for \$250,000 (\$0.57 per sf.) in February 2003. The fair market value of the subject property is enhanced due to increased development potential in the after condition for the two properties together (plottage).

07-08-SBd-210-5.9

Rancho Cucamonga

Disposal Unit DD007627-01-01

22,741 sf

Convey to City of Rancho Cucamonga

\$119,000 (Appraisal \$119,000)

Sales price represents the appraised value received via direct sale to a governmental agency.

08-11-SD-125-14.5

La Mesa

Disposal Unit DE 005269-X1-XX

7,663 sf

Convey to San Diego Gas & Electric

\$0(Appraisal N/A)

Conveyance is 100% State's obligation pursuant to Utility Agreement # 29915-R dated October 7, 1999.

09-11-SD-12-13.2

San Diego

Disposal Unit DE 030115-01-02

929 sf

Convey to Pacific Bell Telephone DBA SBC

\$0 (Appraisal N/A)

Conveyance is 100% State's obligation pursuant to Utility Agreement # 29699 dated April 1, 1998.

10-11-SD-125-12.9

Spring Valley

Disposal Unit DK 030056-01-01

280 sf

Convey to Sweetwater Vistas Association

\$1 (Appraisal \$1)

Direct Sale. Quitclaim of easement to underlying fee owner. Selling price represents the appraised value received from the underlying fee owner.

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.(1)**  
**PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - MAY 2005**

**Table I - Volume by Districts**

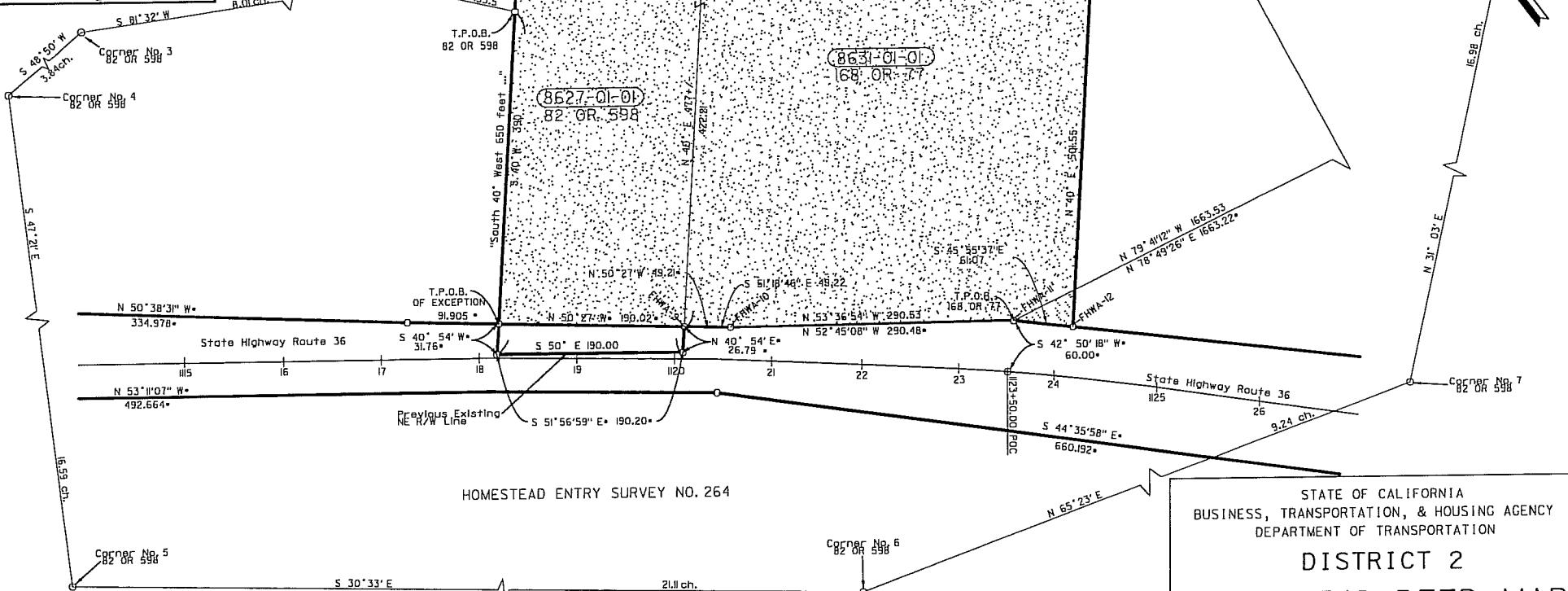
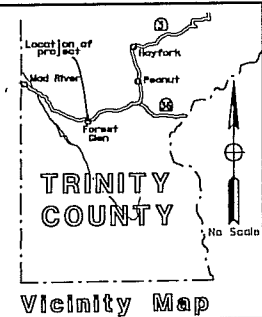
District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01					0	\$0	\$0	
02	2	1			3	\$116,800	\$214,800	184%
03		1			1	\$1,514,000	\$2,550,000	168%
04					0	\$0	\$0	
05					0	\$0	\$0	
06					0	\$0	\$0	
07	1				1	\$0	\$4,600	
08	2				2	\$419,000	\$419,000	100%
09					0	\$0	\$0	
10					0	\$0	\$0	
11	3				3	\$1	\$1	100%
12					0	\$0	\$0	
<b>Total</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>\$2,049,801</b>	<b>\$3,188,401</b>	<b>156%</b>

**Table II - Analysis by Type of Sale**

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
<b>Direct Sales</b>	8	\$426,801	\$431,401	101%
<b>Public Sales</b>	2	\$1,623,000	\$2,757,000	170%
<b>Non-Inventory Conveyances</b>	0	\$0	\$0	
<b>Sub-Total</b>	<b>10</b>	<b>\$2,049,801</b>	<b>\$3,188,401</b>	<b>156%</b>
<b>Other Funded Sales</b>	0	\$0	\$0	
<b>Total</b>	<b>10</b>	<b>\$2,049,801</b>	<b>\$3,188,401</b>	<b>156%</b>

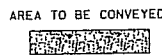
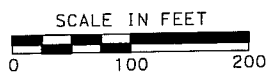
## Attachment 2 of 11

T. 1 S., R. 8 E., H. B. & M.  
SECTION 18  
Homestead Entry Survey 264



Bearings and distances are on ground and distances are expressed in feet unless otherwise noted.

\* Bearings and Distances are based on the California Coordinate System of 1927, Zone 1. Multiply distances by 1.000185 to obtain ground level distances.



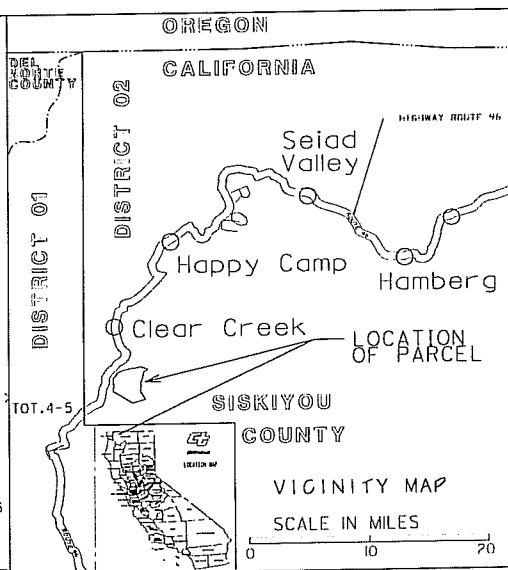
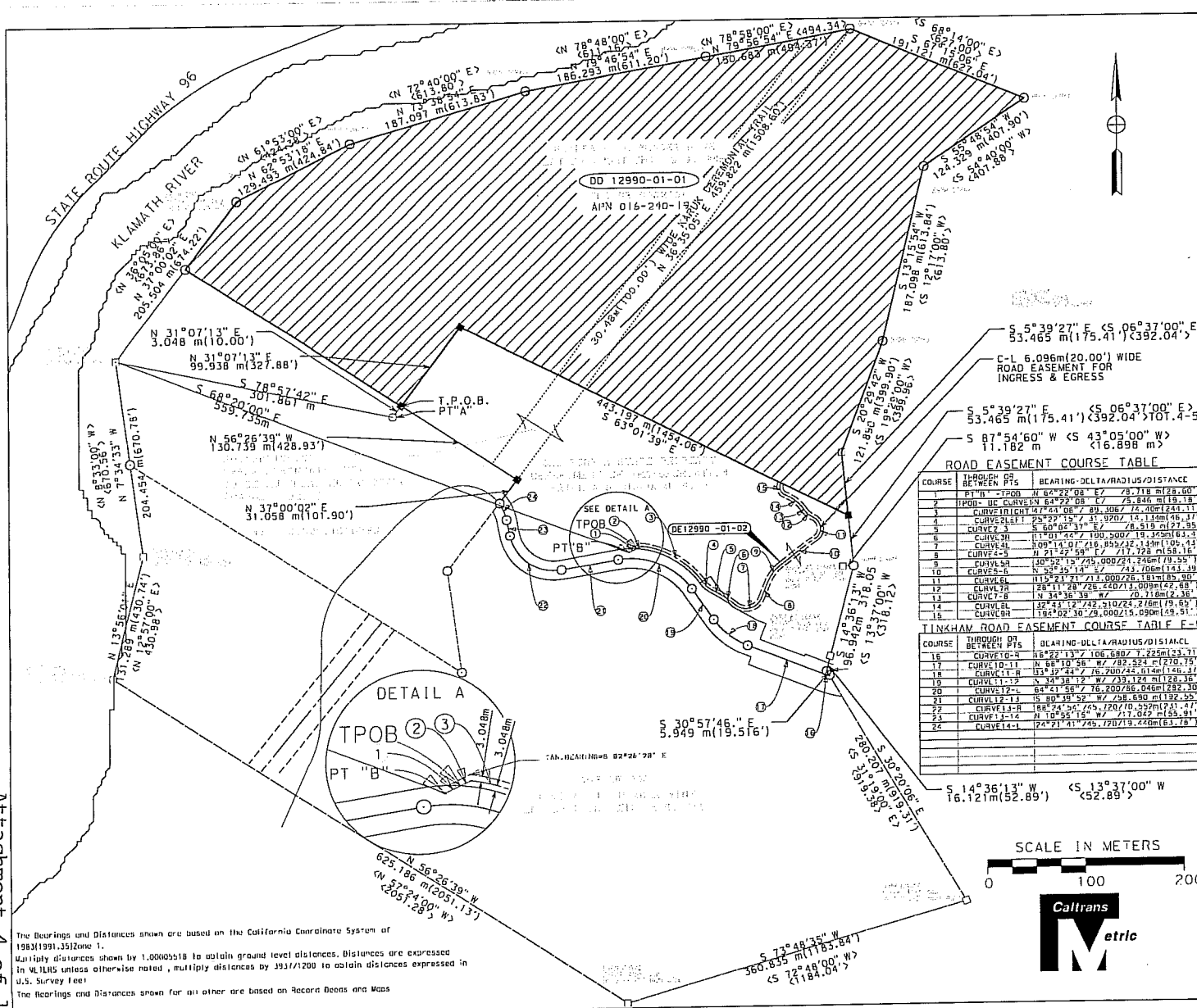
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION, & HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

DISTRICT 2

DIRECTOR'S DEED MAP

D.D. 8627-01-01

02	TRI	36	P.M. 17.1
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# T.15 N., R.7 E., HUMBOLDT MERIDIAN LOT 37

LEGEND

- < > = BLM RECORD BEARING & DISTANCE
- = F.D. MONUMENT AS NOTED
- = 5/8" #6 REBAR & 1/2" CT STD ALUMINUM CAP
- = CALC PT
- ▨ = 10 YL CONVEYED

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION, & HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

DISTRICT 2

DIRECTOR'S DEED MAP  
D.D. 12990-01-01  
D.E. 12990-01-02

02	Sis	96	P.M. 29.00
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Created: 08-06-04

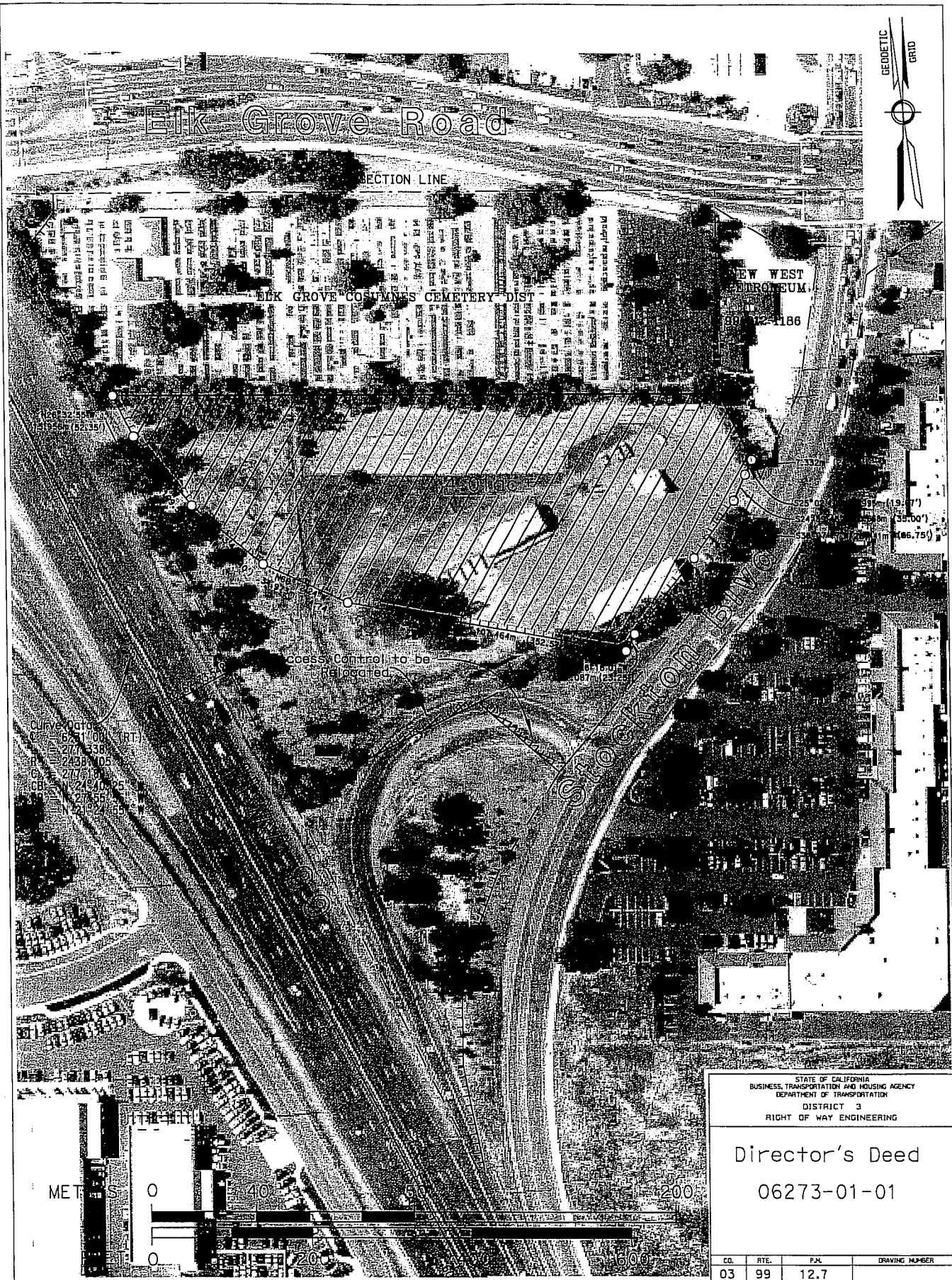
ROAD EASEMENT COURSE TABLE

COURSE	THROUGH PTS	BEARING-DELTA/RADIUS/DISTANCE
1	PT "B" - TPOB	N 84°22'08" E 78.718 m (25.80')
2	TPOB - BC CURVE	N 64°22'08" E 75.846 m (24.87')
3	CURVE TPOB	N 77°40'00" E 81.006 m (26.24')
4	CURVE 1-11	S 22°15'37" E 97.970 m (29.86')
5	CURVE 2-3	S 60°04'37" E 78.519 m (24.11')
6	CURVE 3-11	N 1°01'47" E 100.000 m (30.00')
7	CURVE 4-11	N 1°01'47" E 100.000 m (30.00')
8	CURVE 4-5	N 21°27'59" E 71.728 m (22.10')
9	CURVE 5-9	N 40°15'13" E 75.000 m (22.81')
10	CURVE 5-9	N 2°35'14" E 74.743 m (22.81')
11	CURVE 6-11	N 11°21'17" E 71.000 m (21.61')
12	CURVE 7-11	N 11°21'17" E 71.000 m (21.61')
13	CURVE 7-8	N 34°38'38" W 70.718 m (21.55')
14	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
15	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
16	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
17	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
18	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
19	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
20	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
21	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
22	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
23	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')
24	CURVE 8-11	N 34°38'38" W 70.718 m (21.55')

TINAHAW ROAD EASEMENT COURSE TABLE E-W

COURSE	THROUGH PTS	BEARING-DELTA/RADIUS/DISTANCE
16	CURVE 10-11	N 84°22'08" E 78.718 m (25.80')
17	CURVE 10-11	N 84°22'08" E 78.718 m (25.80')
18	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')
19	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')
20	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')
21	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')
22	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')
23	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')
24	CURVE 11-11	N 34°38'38" W 70.718 m (21.55')

The Bearings and Distances shown are based on the California Coordinate System of 1983 (1991.35) Zone 1.  
Multiply distances shown by 1.0000518 to obtain ground level distances. Distances are expressed in METERS unless otherwise noted, multiply distances by 39.37/1200 to obtain distances expressed in U.S. Survey Feet.  
The Bearings and Distances shown for all other are based on Record Deeds and Maps.



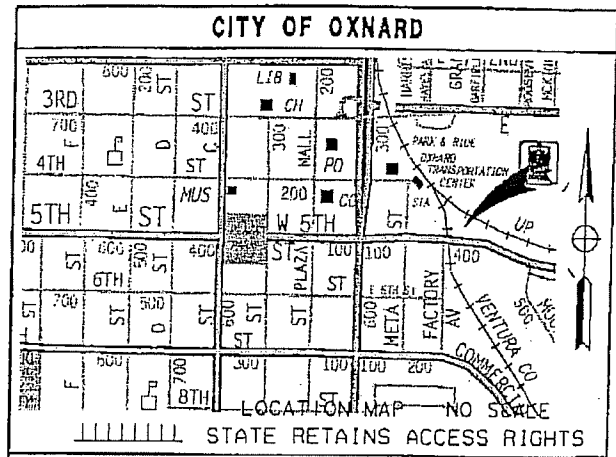
SOUTHERN PACIFIC TRANSPORTATION CO.

4,973 S.F.  
 DK  
 000029-01-01

EAST  
 FIFTH  
 STREET

FOR CONTINUATION SEE PAGE 2

DIST	COUNTY	ROUTE	POST MILE
07	VEN	34	4.4



PORTION OF SUBDIVISION 31  
 RANCHO EL RIO DE SANTA CLARA  
 O' LA COLONIA  
 OFFICE OF THE COUNTY CLERK OF  
 THE COUNTY OF VENTURA

PARCEL NO.	AREA
000029-01-01	62 S.F.
000041-01-01	412 S.F.
980528-01-01	4,499 S.F.
DK 000029-01-01	4,973 S.F.

**SUBD. 31**  
**Re. El Rio de Santa Clara**

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07
PLAT ACCOMPANYING <b>DIRECTOR'S DEED DK 000029-01-01</b>
REF. MAP: P26461-1, P26461-2
SCALE: NONE
DRWN: FC CHKD: JM
DATE: 07-12-2004

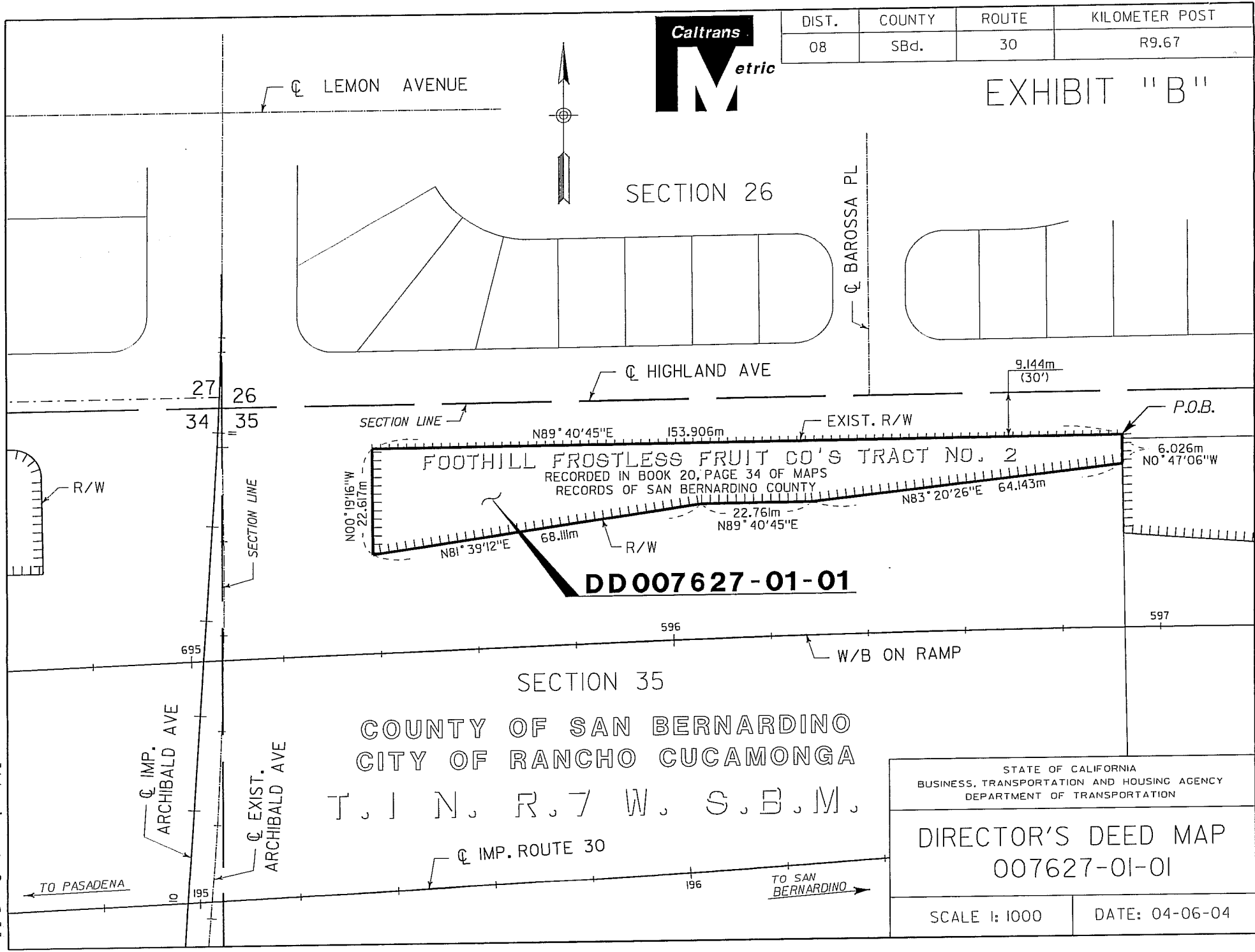






DIST.	COUNTY	ROUTE	KILOMETER POST
08	SBd.	30	R9.67

EXHIBIT "B"



**DD007627-01-01**

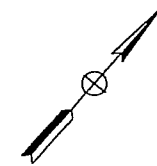
COUNTY OF SAN BERNARDINO  
CITY OF RANCHO CUCAMONGA  
T.1 N. R.7 W. S.B.M.

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S DEED MAP 007627-01-01	
SCALE 1:1000	DATE: 04-06-04

Attachment 8 of 11

# CITY OF LA MESA

RANCHO EX MISSION  
OF SAN DIEGO



"1" I. P. W/  
"CALDOT" TAG  
N1 853 199.71  
E6 325 397.23

MASON SUBDIVISION  
MAP NO. 2618

REF.  
(30485)

(18471)

(5269)

€ 15' WIDE  
UTIL. EASE.  
(18486-1)

€ 15' WIDE  
UTIL. EASE.  
(18485-1)

REF.

75.30'  
N09° 02' 44"W

N07° 40' 29"W  
62.61'  
N38° 15' 53"E  
377.86'

N38° 15' 54"E  
377.86'  
N38° 15' 54"E  
377.88'

N66° 54' 45"E 199.33'  
LOT 3  
R=1118.29'

N56° 26' 00"E  
Δ=43° 25' 31"

LOT 4

217.14'

R=1148.29'

L=847.57'

RESERVE DRAINAGE EASE.

(18486)

Δ=46° 15' 54"

L=927.22'

DEXTER DRIVE (RELOCATED)

Δ=26° 11' 37"

L=538.70'

€ 15' WIDE  
UTIL. EASE.  
(18471-1)

€ 15' WIDE  
UTILITY EASE.  
30486-1  
30485-1  
18486-1  
18485-1  
18471-1  
18468-1

DE5269-1

PM 14.5

545

'E' LINE

'94W' LINE

STATE OF CALIFORNIA  
BUSINESS & TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 11

EXCESS PARCEL MAP  
DE5269-1

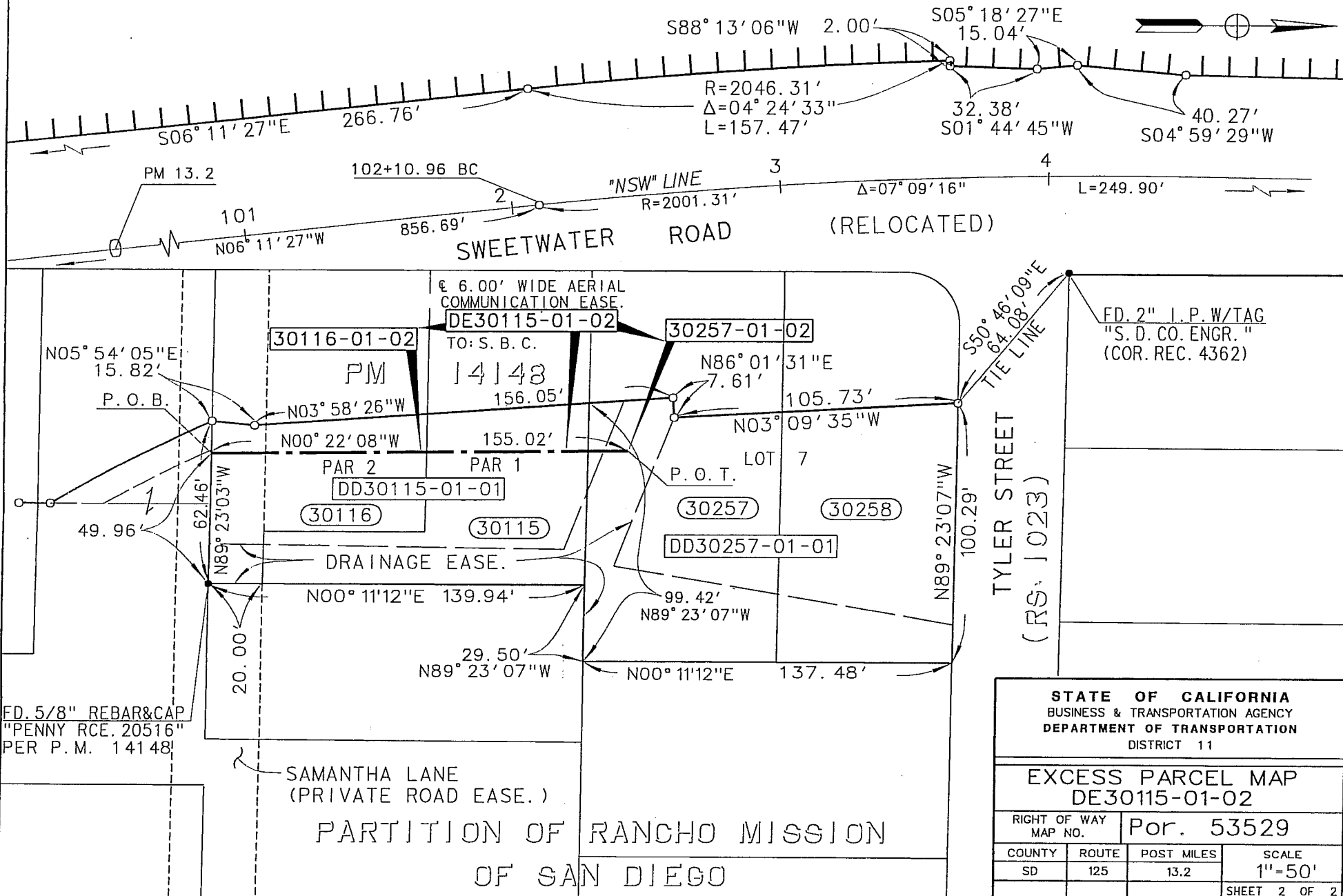
RIGHT OF WAY  
MAP NO. Por. 53537

COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.5	NONE

SHEET 3 OF 3

# COUNTY OF SAN DIEGO

EXHIBIT "B"



## COUNTY OF SAN DIEGO

